

Subject: Re: Grinder property
From: Donald Duckworth <duckworth.donald@gmail.com>
Date: 11/11/2016 02:40 PM
To: Victor Sviklik <vsviklik@caladaninvestments.com>
CC: Miki Payne <Miki@hbdrollinger.com>
BCC: Donald R Duckworth <duckworth.donald@gmail.com>

Hi All...

Just finished my meeting. We were shocked to find the fence gone this am! We just patched in in 3 or 4 places 2 weeks ago. Please let us know when it will end replaced so that we can reassert control. The building is a real potential fire danger in my opinion with no fear cell. Homeless will find it quickly.

On Nov 11, 2016 12:19 PM, "VICTOR SVILIK" <vsviklik@caladaninvestments.com> wrote:

Miki -

I think that might explain it!

We are checking.

The prior owner had pre-paid the fence lease for a year. Perhaps the lease expired and the fence company removed their fence!?!

We were not notified by them b/c we were not on the lease.

If you guys did not remove it (why would you?), then that has to be the answer!

Thanks for checking into it for me. We will get a new fence out there ASAP.

Vic

PLEASE NOTE OUR NEW ADDRESS

Victor Sviklik
Caladan Investments LLC
15335 Morrison Street| Suite 365 | Sherman Oaks, CA 91403
T. [818.839.5695](tel:818.839.5695) | M. [310.709.3210](tel:310.709.3210) | E. vsviklik@caladaninvestments.com

On Fri, Nov 11, 2016 at 12:13 PM, Miki Payne <Miki@hbdrollinger.com> wrote:

Victor,

Is there any possibility that your fence company got their wires crossed? One of our PM's said he saw a fence company out there yesterday on his way back from the gym (2:00 ish?).

miki

Miki Payne
Operations Manager

Drollinger
P R O P E R T I E S

8929 S. Sepulveda Blvd.
Suite 130
Los Angeles, CA 90045
(310) 417-8048 Ext. 15

From: VICTOR SVILIK [mailto:vsvilik@caladaninvestments.com]
Sent: Friday, November 11, 2016 10:17 AM
To: Miki Payne
Cc: Donald Duckworth
Subject: Re: Grinder property

Ok. Thank you!

PLEASE NOTE OUR NEW ADDRESS

Victor Svilik

Caladan Investments LLC

15335 Morrison Street| Suite 365 | Sherman Oaks, CA 91403

T. [818.839.5695](tel:818.839.5695) | M. [310.709.3210](tel:310.709.3210) | E. vsvilik@caladaninvestments.com

On Fri, Nov 11, 2016 at 9:48 AM, Miki Payne <Miki@hbdrollinger.com> wrote:

WOW...I don't. I will start doing some digging. Don is at a BID meeting today, so he might not respond right away.

Miki Payne
Operations Manager
Drollinger
P R O P E R T I E S
8929 S. Sepulveda Blvd.
Suite 130
Los Angeles, CA 90045
(310) 417-8048 Ext. 15

From: VICTOR SVILIK [mailto:ysvilik@caladaninvestments.com]
Sent: Friday, November 11, 2016 9:18 AM
To: Donald Duckworth
Cc: Miki Payne
Subject: Re: Grinder property

Hi Don and Miki.

We've got our soils engineer on site today drilling some borings.

He reports to me that the fences on both Sepulveda and Manchester are gone!

Do you know anything about this? One of our maintenance guys was out there a few weeks ago to patch an opening in the fence.

So, this must have happened sometime after we spoke around October 25th.

Please email me back or call me directly [310-709-3210](tel:310-709-3210).

Thanks,

Vic

PLEASE NOTE OUR NEW ADDRESS

Victor Svilik

Caladan Investments LLC

15335 Morrison Street| Suite 365 | Sherman Oaks, CA 91403

T. [818.839.5695](tel:818.839.5695) | M. [310.709.3210](tel:310.709.3210) | E. vsvilik@caladaninvestments.com

On Tue, Oct 25, 2016 at 7:17 PM, Donald Duckworth
<duckworth.donald@gmail.com> wrote:

Will do. Thank you. This will benefit everyone.

On Oct 25, 2016 4:55 PM, "VICTOR SVILIK" <vsvilik@caladaninvestments.com> wrote:

Don -

Thanks for your offer.

Please proceed with the clean-up as a service provided to property owners in the BID.

The gate combo is 6015.

Please confirm.

Thanks,

Vic

PLEASE NOTE OUR NEW ADDRESS

Victor Svilik

Caladan Investments LLC

15335 Morrison Street| Suite 365 | Sherman Oaks, CA 91403

T. [818.839.5695](tel:818.839.5695) | M. [310.709.3210](tel:310.709.3210) | E. vsvilik@caladaninvestments.com

On Tue, Oct 25, 2016 at 3:37 PM, Donald Duckworth
<duckworth.donald@gmail.com> wrote:

Victor, I have some better news. With your permission, I'll have our Westchester Town Center BID clean-up crew go on to your site and do the necessary clean up. I'll also make sure the property is posted properly to enable enforcement. Can we do that for you?

On Tue, Oct 25, 2016 at 3:26 PM, Miki Payne <Miki@hbdrollinger.com> wrote:

Hi Victor,

Sorry to be the bearer of bad news, but our LAPD Senior Lead Officer inspected your property with the BID Ambassador and found a hole cut in your fence and an encampment set up in the entry way (southside of building) outside of the restaurant. Officer Garcia is hoping you can get the encampment cleaned up and repair the fence as soon as possible.

Miki Payne
Operations Manager

Drollinger
P R O P E R T I E S

8929 S. Sepulveda Blvd.
Suite 130
Los Angeles, CA 90045
(310) 417-8048 Ext. 15